

INCREASED VALUES FOR TAX PURPOSES IN COURT RECORDS

Landlord Cases Before Mayor's Committee Also Considered by Assessors.

Deputy tax assessors now working in the field, fixing the taxable value of New York's real estate for next year, can find valuable information in the records of the Municipal Courts and the Mayor's Committee on Rent Profiteering.

It is known that next year's expenses of City Government will be \$10,000,000 more than this year, and the word has gone out from the City Hall that there must be no increase in the tax rate.

It is up to the deputy tax assessors to discover enough increased values to raise the extra \$10,000,000. Jacob A. Cantor, President of the Board of Taxes and Assessments, says that rental returns form one important basis for computing taxable value of real estate. The Municipal Courts and the Mayor's Committee records reveal many cases worth attention by the deputies. For example:

Tenant at No. 120 East 31st Street complains to the Mayor's Committee that Brown, Wheelock Co., No. 10 East 45th Street, demand \$1,800 for apartment beginning Oct. 1, now renting for \$1,300. Rate of increase, 40 per cent. Present assessed value, \$120,000. If increased in proportion to above rental, taxable value 1920-21 would be \$168,000. Increase, \$48,000.

Tenant at No. 3657 Broadway complains to Mayor's committee that Sojen Realty Corporation demands \$150 a month, beginning Oct. 1, for apartment now renting for \$75. Rate of increase, 100 per cent. Present assessed value, \$675,000. If increased in proportion to above rental, taxable value for 1920-21 would be \$1,350,000. Increase, \$675,000.

Tenant at No. 250 West 194th Street complains to Mayor's Committee that Nassau & Lanning Broadway and 89th Street, demand \$2,000 a year, beginning Oct. 1, for apartment now renting for \$1,250. Rate of increase, 60 per cent. Present assessed value, \$20,000. If increased in proportion to above rental, taxable value 1920-21 would be \$40,000. Increase, \$20,000.

Tenant at No. 547 West 142d Street complains to the Mayor's Committee that Wood & Dolson, Broadway and 144th Street, demand \$150 a month, beginning Oct. 1, for apartment now renting for \$85. Rate of increase, 58 per cent. Present assessed value, \$230,000. If increased in proportion to above rental, taxable value for 1920-1921 would be \$353,400. Increase, \$123,400.

Tenant at No. 87 Hamilton Place complains to Mayor's Committee that Walter C. Kohn et al., No. 401 Fifth Avenue, demand \$1,200 per year, beginning Oct. 1, for apartment now renting for \$400. Rate of increase, 44 per cent. Present assessed value, \$24,000. If increased in proportion to above rental, taxable value for 1920-1921 would be \$309,600. Increase, \$285,600.

Joseph Aiz, attorney, No. 1238 Broadway, complains to Mayor's Committee that Versulide Holding Corporation, No. 55 Liberty Street, through agents, Sherry Co., demand greatly increased rentals on Nos. 605-607 West 113th Street. Aiz states that for apartments occupied by thirteen tenants who are his clients, now renting for an aggregate of \$13,005, beginning Oct. 1 \$20,350 will be demanded. Rate of increase, 70 per cent. Present assessed value, \$22,000. If increased in proportion to above rental, taxable value for 1920-1921 would be \$327,600. Increase, \$305,600.

Tenant at No. 617 West 144d Street complains to Mayor's Committee that M. von Raitz, No. 612 West 143d Street, demands \$90 a month for apartment, present rental \$65. Rate of increase, 40 per cent. Present assessed value, \$110,000. If increased in proportion to above rental, taxable value for 1920-21 would be \$154,000. Increase, \$44,000.

Tenant at No. 58 East 94th Street complains to Mayor's Committee that Duff & Conger, 86th Street and Madison Avenue, demand \$108 a month, beginning Oct. 1, for apartment now renting for \$75. Rate of increase, 50 per cent. Present assessed value, \$80,000. If increased in proportion to above rental, the taxable value for 1920-21 would be \$120,000. Increase, \$40,000.

On these few pieces of property, taken at random from the thousands in the records of the Mayor's Committee and the Municipal Courts, where landlords and tenants have litigated, the increased values available for taxation, indicated by the statements of the various tenants, aggregate \$1,196,600. This value at the present tax rate will produce \$30,000 a year.

3 BOYS ACCUSED OF SWINDLING BANK

One Charged With Posing as Doctor to Cash Bad Check in Atlantic City.

ATLANTIC CITY, N. J., Aug. 13.—Three youths charged with forgery are under arrest here today. They are: Charles Kniff, sixteen years old, of No. 333 William Street, Brooklyn; Edward Nelson, seventeen, of No. 73 Suffolk Street, Manhattan, and Herman Schwartz, nineteen, of No. 3780 Market Street, Philadelphia. They are alleged to have been obtaining money under false pretenses and passing worthless checks.

Representing himself as Dr. William Carrington, a prominent Atlantic City physician, Schwartz, according to the police, arranged for the cashing of a check by telephone, securing \$35.12 at the Marine Trust Company. The bank found the check was bogus and sent a tip to other banks in the district. Schwartz called at the Atlantic City National Bank yesterday, the police declared, and presented a check for \$32.24. He was arrested. The two other youths later were ascertained.

SAYS HIRSHFIELD CUT HIS REPORT ON LANDLORD GOUGING

Charge Is Made by Member of Mayor's Old Rent Committee at Inwood Meeting.

Members of the Inwood Civic Forum filed the auditorium of Public School No. 52 on Academy Street last night to tell Senator Lockwood and his Rent and Housing Committee what they thought should be done by the Legislature.

When one of the speakers, Capt. Charles L. Goldsmith, the chief investigator for the Mayor's Committee on Rent Profiteering when it was first organized under Chairman Hirsch, told the committee that he had handled 35,000 cases of profiteering he gave it as his opinion that 50 per cent. of the landlords who apply for court process against their tenants have no legal right to court interference. He said that 50 per cent. of the court cases are not profiteering landlords, but rather profiteering leasees, and when he ex-

plained that 35 per cent. of the landlords were making from 25 to 175 per cent. on their investment Chairman Lockwood interrupted to say: "Your report to the Legislature does not show that, Capt. Goldsmith," to which the speaker hotly retorted: "No, because eighty pages of my report were stricken out by David Hirschfeld, Commissioner of Accounts."

Mr. Goldsmith said he would give the Lockwood committee a copy of his original report. Otherwise the meeting was one of suggestions, the principal one of which was to have an understandable construction placed on the present rent laws. Many tenants declared that no burden of proof should be placed on the tenant at all. It was pointed out by Philip M. Goodhart, Chairman of the forum, that in all other court litigations the proofs must be made by the persons bringing the action. He reasoned, as did others, that there should be no line of demarcation such as 25 per cent., but rather elimination of any division of proof.

Commissioner of Accounts Hirschfeld to-day admitted he blue pencilled Capt. Charles L. Goldsmith's report to move the city several hundred dollars on printing bills and that his action in no way impaired the value of the report, "which, even as printed, was 50 per cent. bunk." The Commissioner said he pruned all reports of verbiage, self-glorification, speeches and essays for political purposes. Of the Goldsmith report, he said it was written by an outsider "who made great literary efforts to extol in flowery language the marvellous results that came by these wonderful men."

GOV. SMITH CALLS LEGISLATURE TO ACT FOR HOUSING RELIEF

(Continued From First Page.)

special session to confine itself to statutory laws, and a serious situation will arise.

"I am setting the extraordinary session at a date," said the Governor, "which will give ample opportunity for all to present, for consideration, suggestions along this line. Judging from public statements made by officials of the cities, the emergency is so great that a saving of four months in the passage of helpful legislation is a gain of which advantage must be taken."

"After a conference with several members of the Legislative Committee on Housing, at which I was informed that the committee was prepared to make recommendations to the Legislature that would go a considerable distance toward relieving the acute situation throughout the State in relation to the matter of housing facilities for our people, I have decided to call the Legislature in extraordinary

session, to convene at the capital on Sept. 20.

"In addition, I have been requested by individuals and organizations of citizens generally throughout the State to give an opportunity for the presentation of measures intended to bring relief. The Legislature at its regular session gave earnest consideration to the question of housing. A number of statutes were passed to affect the relations of landlord and tenant, to the end that there may be a check upon some of the abuses made possible by the shortage of buildings.

"These measures have undoubtedly served a useful purpose, but it was never expected that they would have any influence in curing the underlying evil.

"Committees of citizens, civic organizations and officials of the cities throughout the State have been grappling with the complicated problem of housing, and no doubt from their efforts will come some suggestion looking to permanent relief."

In connection with the proclamation for the special elections, he says: "I am unable to bring myself to

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the undemocratic way of thinking "that five large Assembly districts, containing a population of approximately 250,000 people in the congested sections of the counties wherein the unrepresented Assembly districts lie, and vitally affected by the housing conditions, should be without representation in the Assembly at the extraordinary session."

Frank G. Maguire
647 Eighth Ave. Near 42d St.

Special Sale
Extraordinary Bargains
in
Men's & Young Men's
FURNISHINGS

Our low rent location and economical methods of conducting our business enable us to sell at prices unapproached anywhere else in this city.

\$3.50 and \$4.00 Suits of
Wool and Madras \$2.15
\$5.00 Suits of Silk and Silk
Linen \$3.45
\$1.00 Athletic Underwear50
\$1.00 B. V. D. Suits, only60
\$2.00 Pajamas \$1.25
etc. Suits and more35
\$1.00 and \$1.25 Silk Suits
Wool75
\$5.00 and \$5.50 Pajamas \$3.00
Open Saturday All Day to 10 P. M.

Spanish Half-brother Wounded.
AVILA, Spain, Aug. 13.—Lopez Rito, a noted songvian banderillo, was gravely injured during a bullfight here yesterday. One of his wounds is in the abdomen and fears are expressed that he will not recover.

**Diamonds
Watches
Jewelry
Silverware**
One Dollar a Week
\$250 \$150 Weekly
\$500 \$300 Weekly
\$1000 \$600 Weekly

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Established 18 Years.
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Brooklyn: 495 Fulton St., cor. Bond St.
225 9th Ave., open Sat. until 8 P. M.

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Every motor highway and byway throughout picturesque New England and New York is a part of the long "Socony Trail".

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PITTSFIELD is a favorite rendezvous for those motoring through the beautiful Berkshires. And, as in other similar meeting places throughout New England and New York, the familiar Socony signs of supreme motoring service are there.

The Standard Oil Company of New York has grown hand in hand with the automobile industry. It has standardized gasoline quality, and by large-volume production has made it available everywhere.

Socony service has grown similarly with the needs of the automobile users of every community. It has not been content with merely supplying these needs but has usually anticipated them. For a decade, in city and country alike, the Standard Oil sign has been a symbol of dependable service and quality.

Socony gasoline is made and sold today under standard conditions. Every gallon is like every other gallon—as clean, quick-starting and full of power and mileage as the most modern refining methods can make it.

For complete, all-season motoring satisfaction, fill up regularly with Socony gasoline—you can get it everywhere.

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August Furniture Sale**

We especially call attention to the complete suites and single pieces that constitute the bulk of these unusual offerings. The savings average no less than 20 per cent. and in many cases exceed 40 per cent.

It may never again be possible to place on sale such quantities of high grade home furnishings at such low prices. Some quantities are limited and we cannot guarantee how long they will last.

Purchases made now will be stored **FREE OF CHARGE** until you are ready for them.

HOUSEFURNISHINGS
You may open an account or include in your purchase any of these bargains at the sale prices.

Family Scale 2.39
Black lacquered finish with stainless steel base, capacity.

4-5 qt. Pure Aluminum Tea Kettle 2.49

National Fireless Cooker 8.98
Cash or Credit. Sanitary lined, 3 quart, 5 quart, 8 quart, 10 quart, 12 quart, 15 quart, 20 quart, 25 quart, 30 quart, 35 quart, 40 quart, 45 quart, 50 quart, 55 quart, 60 quart, 65 quart, 70 quart, 75 quart, 80 quart, 85 quart, 90 quart, 95 quart, 100 quart, 105 quart, 110 quart, 115 quart, 120 quart, 125 quart, 130 quart, 135 quart, 140 quart, 145 quart, 150 quart, 155 quart, 160 quart, 165 quart, 170 quart, 175 quart, 180 quart, 185 quart, 190 quart, 195 quart, 200 quart, 205 quart, 210 quart, 215 quart, 220 quart, 225 quart, 230 quart, 235 quart, 240 quart, 245 quart, 250 quart, 255 quart, 260 quart, 265 quart, 270 quart, 275 quart, 280 quart, 285 quart, 290 quart, 295 quart, 300 quart, 305 quart, 310 quart, 315 quart, 320 quart, 325 quart, 330 quart, 335 quart, 340 quart, 345 quart, 350 quart, 355 quart, 360 quart, 365 quart, 370 quart, 375 quart, 380 quart, 385 quart, 390 quart, 395 quart, 400 quart, 405 quart, 410 quart, 415 quart, 420 quart, 425 quart, 430 quart, 435 quart, 440 quart, 445 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